

THE

# Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242  
(765) 423-9154 [FAX]  
[www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc)

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

February 20, 2020  
Ref. No.: 2020-66

Tippecanoe County Commissioners  
20 North Third Street  
Lafayette, Indiana 47901

## CERTIFICATION

**RE: Z-2782 ALLOY CUSTOM PRODUCTS, LLC (A to I3):**

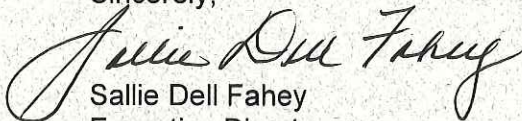
Petitioner is requesting rezoning of slightly more than 4 acres including a platted lot located at 9297 Old SR 25 N and a tract adjacent to the northeast, just east of the CR 1075 N intersection, Washington 1 (NE) 24-3.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on February 19, 2020, the Area Plan Commission of Tippecanoe County voted 10 yes - 0 no on the motion to rezone the subject real estate from A to I3. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at their March 2, 2020 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/crl

Enclosures: Staff Report & Ordinances

cc: Amos Daulton, Alloy Custom Products  
Joseph Bumbleburg, Ball Eggleston, PC



Z-\_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE**  
**COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE**  
**FROM A TO I3**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA:**

**Section 1:** The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate situated in Washington Township, Tippecanoe County, Indiana

(Legal Description)

**Section 2:** The above-described real estate should be and the same is hereby rezoned from A to I3.

**Section 3:** This ordinance shall be in full force and effect from and after its adoption.

**(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.**

VOTE:

\_\_\_\_\_  
Tracey Brown, President

\_\_\_\_\_  
Thomas Murtaugh, Vice President

\_\_\_\_\_  
David Byers, Member

ATTEST:

\_\_\_\_\_  
Robert Plantenga, Auditor

## EXHIBIT A

A part of the East Half of Section One (1), Township Twenty-four (24) North, Range Three (3) West, Washington Township, Tippecanoe County, Indiana, described as follows: Commencing at the intersection of the Eastern line of the east Half of said Section One and the centerline of State Road 25 as it now exists; thence traversing the centerline of said State Road 25 the following three courses: (1) South 33°52'00" West 950.65 feet; (2) Southwesterly on a curve to the right having central angle of 02°14'46", a radius of 2864.79 feet, an arc distance of 112.30 feet; (3) continuing Southwesterly along said curve to the right having central angle of 12°55'26", a radius of 2864.79 feet, an arc distance of 646.19 feet to the Northwestern corner of a 29.247 acre tract of land conveyed to Richard E. Roberts by Corporate Warranty Deed recorded December 16, 1997 in Document 97-26864 in the Office of the Recorder of Said County and the Point of Beginning of this description; thence South 44°48'00" East along the Northern line of said Roberts parcel 634.02 feet; thence north 89°15'06" West along an existing fence line 257.03 feet; thence North 44°48'00" West parallel with the northern line of said Roberts parcel 468.34 feet to the centerline of said State Road 25; thence along said centerline Northeasterly on a curve to the left, having a central angle of 03°37'05" and a radius of 2864.79 feet, an arc distance of 180.91 feet (chord bearing and distance of North 50°50'40" East 180.88 feet) to the Point of Beginning, containing 2.28 acres, more or less.

### **AND**

Lot Number 3 in the Robert's Landing Subdivision, a subdivision in the East half of Section 1, Township 24 North, Range 3 West, Tippecanoe County, Indiana, the plat of which is recorded April 11, 2005, in Instrument Number 05007815, in the Office of the Recorder of Tippecanoe County. Located in Washington Township, Tippecanoe County, Indiana.

### **EXCEPTING THEREFROM:**

All the portion of the following described property lying within the bounds of the above described parcel. A part of lots 1, 2, and Tract A in Robert's Landing Subdivision, a subdivision in the East half of Section 1, Township 24 North, Range 3 West, Tippecanoe County, Indiana, a plat of which is recorded in Instrument Number 05007815, in the Office of the Recorder of Tippecanoe County, being described as follows: Beginning at the Northwest corner of said Lot 1; thence North 62 degrees 32 minutes 27 seconds East 401.83 feet (404.92 feet per plat) along the Northwestern line of said lots 1 and 2 to the Northeast corner of said Lot 2; thence North 08 degrees 46 minutes 10 seconds West 42.23 feet along the prolongation of the Eastern line of said lot 2 to the centerline of S.R. 25; thence North 62 degrees 32 minutes 27 seconds East 594.33 feet along the centerline of said S.R. 25; thence along said centerline northeasterly 90.46 feet along a curve to the left having a radius of 2864.79 feet and subtended by a long chord having a bearing of North 61 degrees 38 minutes 11 seconds East and a length of 90.46 feet to the Northwest corner of a tract of land



recorded as Instrument Number 03037661; thence South 14 degrees 09 minutes 31 seconds East 88.85 feet along the Western line of said tract; thence South 20 degrees 28 minutes 00 seconds West 533.99 feet, thence South 39 degrees 53 minutes 16 seconds West 598.70 feet along a Southeastern line of said Tract A and said Lot 2; thence North 16 degrees 16 minutes 50 seconds West 438.22 feet; thence North 83 degrees 15 minutes 52 seconds West 287.06 feet to the West line of said Lot 1; thence North 00 degrees 17 minutes 30 seconds West 47.45 feet along said West line to the Point of beginning and said in previous deed to contain 9.09 acres, more or less.

ALSO EXCEPTING THEREFROM:

All that portion of the following described property lying within the bounds of the above described parcel. A part of Lot 3 in Robert's Landing Subdivision, a subdivision in the East half of Section 1, Township 24 North, Range 3 West, Tippecanoe County, Indiana, the plat of which is recorded in Instrument Number 05007815, in the Office of the Recorder of Tippecanoe County, being described as follows: Beginning at the Northwest corner of said Lot 3; thence Northeasterly 144.02 feet along an arc to the left having a radius of 2904.79 feet and subtended by a long chord having a bearing of North 53 degrees 49 minutes 55 seconds East and a length of 144.01 feet to the Northeast corner of said lot; thence South 49 degrees 41 minutes 46 seconds West 147.92 feet to the Western line of said lot; thence North 17 degrees 52 minutes 01 seconds West 11.24 feet along said Western line to the point of beginning, said in previous deed to contain 0.017 acre, more or less.

ALSO EXCEPTING THEREFROM:

Beginning at the Southwest corner of Lot Number 3 in the Robert's Landing Subdivision, a subdivision in the East half of Section 1, Township 24 North, Range 3 West, Tippecanoe County, Indiana, the plat of which is recorded April 11, 2005, in Instrument Number 05007815, in the Office of the Recorder of Tippecanoe County. Located in Washington Township, Tippecanoe County, Indiana. Thence North 72 degrees 50 minutes East a distance of 54.39 feet. Thence North 64 degrees 30 minutes West a distance of 24.96 feet. Thence North 77 degrees 0 minutes West a distance of 42.11 feet. Thence South 17 degrees 43 minutes East a distance of 38.08 feet to the Point of Beginning.